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BINDER NO. 15

Budget Amendment -- New York Streets
Land Assembly and Redevelopment
Project

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Edward J. Logue
Development Administrator

Boston Redevelopment Authority
City Hall Annex
Boston 8, Mass.

BOSTON PUBLIC LIBRARY

Mr. Charles J. Horan
Director of Urban Renewal
Region 1
Housing and Home Finance Agency
346 Broadway
New York 13, New York

JUL 26 1963

Attention: Dominic Felitti

Ed. J. Logue
BOSTON REDEVELOPMENT AUTHORITY
Library

Dear Mr. Horan:

The Boston Redevelopment Authority submits herewith a request for an amendment to the New York Streets Land Assembly and Redevelopment Project budget. This amendment reflects the following:

1. A claim of \$1,397,227 in Section 112 Credits for expenditures made by the Tufts-New England Medical Center for the purchase of properties which will be used for Medical Center purposes under their proposed Development Plan.
2. A pooling of Project costs for the New York Streets Project with those of the West End and Washington Park Projects.
3. An increase in the Project capital grant of \$86,090 as a result of increased Project costs.
4. An increase in the temporary loan of \$328,720.
5. A decrease in the relocation grant of \$1,267.

Should you have any questions on this matter, please feel free to contact me at any time.

Sincerely,

Edward J. Logue

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONAPPLICATION FOR LOAN AND GRANT
(Slum Clearance and Urban Renewal Program)

PROJECT LOCALITY

Boston Mass.

PROJECT NAME

New York Streets

PROJECT NUMBER

U. R. Mass. 2-1

DATE RECEIVED (To be filled in by HHFA)

INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

BOSTON REDEVELOPMENT AUTHORITY

B. TYPE OF APPLICATION

- ☒ Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
☐ Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

- ☐ Initial application
☐ Revision of previously approved application dated February 20, 1958, for purpose of:
☐ Change in project area boundaries ☒ Revision in Project Capital Grant
☒ Revision in Temporary Loan ☒ Revision in Relocation Grant
☐ Other (Explain)

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
	\$	\$
	\$	\$
	\$	\$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and

Planning Budget No. _____, approved by HHFA on _____, 19____ : \$ _____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+) or (-)
☒ TEMPORARY LOAN	\$ 3,745,866.	(+) \$ 328,720.
☒ PROJECT CAPITAL GRANT ☒ 2/3 3/4 Basis: Basis ☐ Limited project costs ☐ Municipality under 50,000 population ☐ Municipality under 150,000 in redevelopment area	\$ 3,275,623.	(+) \$ 86,090.
☒ RELOCATION GRANT	\$ 9,233.	(-) \$ 1,267

G. PROGRAM

- ☐ Title I of the Housing Act of 1949, as amended to date ☒ Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

(Over)



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<http://www.archive.org/details/budgetamendmentn00bost>

H. CATEGORY OF PROJECT ELIGIBILITYEnter Roman numeral designation as checked on Form H-6120, *Summary of Project Data*: _____If project is under "disaster area" provisions of Section 111 of Title I, check here: ☐**I. APPLICATION**

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: June 30, 1963¹

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	STARTING DATE (Month and Year)	COMPLETION DATE (Month and Year)
1. Land acquisition	July, 1955	July, 1955
2. Relocation of site occupants	July, 1955	July, 1957
3. Demolition and site clearance	September, 1955	September, 1957
4. Site preparation, including installation of project improvements	January, 1957	December, 1957
5. Disposition of land in project area	September, 1957	March, 1960
6. Rehabilitation or conservation, to meet project completion requirements	N . A.	N. A.

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as

approved by the governing body of the Local Public Agency on November 22,, 1954.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be

hereunto fixed and attested, this 10th day of June, 1963.

[SEAL]

BOSTON REDEVELOPMENT AUTHORITY

Corporate Name of Applicant

By _____

Signature

Development Administrator

Title

City Hall Annex -

Address

Boston, Massachusetts

City and State

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY

Boston, Mass.

PROJECT NAME

New York Streets

PROJECT NUMBER

U. R. Mass. 2-1

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

SUBMISSION (Check and complete the description which applies)

☐ ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

DATED _____, 19 ____

☐ SUBMITTED BY LPA ON April 12, 19 57☐ ACCEPTED BY HHFA ON February 20, 19 58

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		☐ INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HHFA (c)
	ITEM 1 OF GROSS PROJECT COST:			
A-1	TOTAL PROJECT EXPENDITURES (from Form H-6220, line 20)	\$ 5,238,540	\$ 5,115,207	\$
	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid):			
A-2	Cash value of land donations (from Supporting Schedule 1)	-0-	-0-	
A-3	Demolition and removal work (from Supporting Schedule 2)	-0-	-0-	
A-4	Project or site improvements (from Supporting Schedule 3)	10,260	102,271	
A-5	Public or supporting facilities (from Supporting Schedule 4)	-0-	-0-	
A-6	Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)	-0-	1,397,227	
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	\$ 10,260	\$ 1,499,498	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	\$ 5,268,800	\$ 6,614,705	\$
	PROCEEDS FROM PROJECT LAND:			
A-9	Sale price of project land to be sold	\$ 464,500	\$ 461,010	\$
A-10	Capital value imputed to project land to be leased	-0-	-0-	
A-11	Capital value of project land to be retained by LPA	-0-	-0-	
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	\$ 464,500	\$ -0-	\$
A-13	NET PROJECT COST (line 8 minus 12)	\$ 4,784,300	\$ 6,153,695	\$
	SHARING OF NET PROJECT COST:			
A-14	Net Project Cost of this project (from line 13)	\$ 4,784,300	\$ 6,153,695	\$
A-15	Net Project Cost of other projects (if any) pooled with this project		46,076,240	
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	4,784,300	52,229,935	
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool (1/3 or 1/4, as appropriate, of line 16)	1,594,767	17,409,978	
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool		15,147,745	
A-19	(Equals) Minimum local grants-in-aid required for this project (line 17 minus 18)	\$ 1,594,767	\$ 2,262,233	\$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		☐ INITIAL ESTIMATE OR ☐ LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE	ESTIMATE ACCEPTED BY HHFA
		(a)	(b)	(c)
	SHARING OF NET PROJECT COST: (Continued)			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Non-cash local grants-in-aid (from line 7)	\$ 10,260	\$ 1,199,198	\$
A-21	Cash local grants-in-aid	1,586,507	1,378,574	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) (must be not less than line 19)	\$ 1,594,767	\$ 2,878,072	\$
A-23	PROJECT CAPITAL GRANT (line 14 minus 22)	\$ 3,189,533	\$ 3,275,623	\$
A-24	RELOCATION GRANT (from Form H-6220, line 21)	\$ 10,500	\$ 9,233	\$
A-25	TOTAL FEDERAL CAPITAL GRANT (line 23 plus 24)	\$ 3,200,033	\$ 3,284,856	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS

LINE NO.	ITEM	ESTIMATE SUBMITTED BY LPA	(Leave blank) ESTIMATE ACCEPTED BY HHFA
		(a)	(b)
B-1	Total cash requirements for project expenditures and Relocation Payments (line A-1 plus A-24)	\$ 5,124,440	\$
	Cash local grants-in-aid:		
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT	
B-2	City of Boston	\$ 1,378,574	\$
B-3			
B-4			
B-5	Real estate tax credits (from Form H-6220, line 7b)		
B-6	Total cash local grants-in-aid (sum of lines 2 through 5)	\$ 1,378,574	\$
B-7	Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below	0	
B-8	Subtotal (line 6 plus 7)	\$ 1,378,574	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line 1 minus 8)	\$ 3,745,866	\$

SECTION C. FINANCING PLAN FOR CURRENT AND NEXT FISCAL YEARS

(Commencing July 1 and Ending June 30)

If project execution work will not start before the end of the next fiscal year or if a Contract for Loan and Grant has been executed, check here ☐ and leave the rest of Section C blank.

If project execution work will start during the current or next fiscal year and a Contract for Loan and Grant has not been executed, enter estimated starting date here: _____ and complete Section C.

LINE NO.	ITEM	FROM STARTING DATE TO END OF CURRENT FISCAL YEAR, JUNE 30, 19 ____ (a)	DURING NEXT FISCAL YEAR ENDING JUNE 30, 19 ____ (b)
C-1	Amount of Project Capital Grant Payments that probably will be earned	\$	\$
C-2	Amount of Relocation Grant Payments that probably will be earned		

Tentative Schedule of Short-Term Borrowings

LINE NO.	ITEM	TOTAL (a)	FEDERAL TEMPORARY LOANS (b)	NON-FEDERAL LOANS WITH FEDERAL GUARANTEE (c)	NON-FEDERAL LOANS WITHOUT FEDERAL GUARANTEE (d)
C-3	Amount to be borrowed during current fiscal year	\$ 423,084	\$ 423,084	\$	\$
C-4	Amount to be repaid during current fiscal year	423,084	423,084		
C-5	Amount outstanding at end of current fiscal year (line 3 minus 4)	-0-	-0-		
C-6	Amount to be borrowed during next fiscal year				
C-7	Amount to be repaid during next fiscal year				
C-8	Amount outstanding at end of next fiscal year (line 5 plus 6 minus 7)				

Acceptance of the estimates submitted is hereby requested.

June 10, 1963
Date

Signature of Authorized Officer

Boston Redevelopment Authority
Local Public Agency

Development Administrator
Title

HHFA ACCEPTANCE

The estimates are accepted as indicated in the appropriate Columns.

Date

Regional Director of Urban Renewal, Region _____

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED CASH VALUE ACCEPTED BY HHFA (d)
		\$	\$
CASH VALUE OF LAND DONATIONS (Enter on line A-2)		\$	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED NET COST ACCEPTED BY HHFA (d)
		\$	\$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$	\$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (g)
			% (d)	AMOUNT ((c) X (d)) (e)		
Police Signal System	City of Boston	\$ 3,056	100	\$ 3,056		\$
Fire Signal System	City of Boston	15,376	100	15,376		
Streets, sidewalks, sewers and storm drainage (see supporting documentation previously submitted)	City of Boston	83,839	100	83,839		
				102,271		

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		% (f)	AMOUNT (g)
			% (d)	AMOUNT ((c) X (d)) (e)		
		\$		\$		\$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$		\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		% (f)	AMOUNT (g)
			% (d)	AMOUNT ((c) X (d)) (e)		
Sec. 112 Credits see supporting documentation		\$	100	\$ 1,397,227		\$
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$ 1,397,227		\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING THE FILING OF AN AMENDATORY APPLICATION
FOR LOAN AND GRANT FOR PROJECT NO. U. R. MASS. 2-1

WHEREAS, the Boston Redevelopment Authority has entered into a contract with the United States of America, Contract No. U. R. Mass. 2-1 (LG) dated May 27, 1955, amended March 19, 1958, for a Project Temporary Loan in the amount of \$3,417,146, and a Project Capital Grant in the amount of \$3,189,533, and a Relocation Grant in the amount of \$10,500, for the undertaking of the Project described in said Contract; and

WHEREAS, it has been determined that a revision in the Project Temporary Loan in the amount of \$3,745,866 and a revision in the Project Capital Grant in the amount of \$3,281,856 is necessary in order that the Project may be properly and successfully carried out;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Boston Redevelopment Authority that an Amendatory Application on behalf of the Boston Redevelopment Authority for the following reasons:

- (1) For an increase in the Project Temporary Loan under said Contract to the total maximum amount of \$3,745,866 and for an increase in the Project Capital Grant under said Contract to the maximum amount available under Title I of the Housing Act of 1949, as amended prior to August 2, 1954;

is hereby approved, and the Development Administrator is hereby authorized and directed to execute and file such Amendatory Application with the Housing and Home Finance Agency, and to provide such additional information and to furnish such documents as may be required in behalf of said Agency, and to act as the authorized correspondent of the Boston Redevelopment Authority.

CERTIFICATE OF RECORDING OFFICER

The undersigned HEREBY CERTIFIES that:

1. He is the duly appointed, qualified, and acting Secretary
of the Boston Redevelopment Authority (herein
called the "Local Public Agency"), and keeper of the records thereof, including
the minutes of its proceedings;

2. The annexed copy of extracts from the minutes of the Regular
meeting of the Local Public Agency, held on the 5th day of June,
1963, is a true, correct, and compared copy of the whole of the original minutes
of said meeting on file and of record insofar as the same relate to the resolution
referred to in said extracts and to the other matters referred to therein;

3. Said meeting was duly convened in conformity with all applicable
requirements; a proper quorum was present throughout said meeting and the resolu-
tion hereinafter mentioned was duly proposed, considered, and adopted in conformity
with applicable requirements; and all other requirements and proceedings incident
to the proper adoption of said resolution have been duly fulfilled, carried out,
and otherwise observed;

4. He is duly authorized to execute this Certificate; and

5. The copy of the resolution annexed hereto entitled:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING THE FILING OF AN AMENDATORY APPLICATION
FOR LOAN AND GRANT FOR PROJECT NO. U. R. MASS. 2-1

is a true, correct, and compared copy of the original resolution referred to in
said extracts and as finally adopted at said meeting and, to the extent required
by law, as thereafter duly signed or approved by the proper officer or officers
of the Local Public Agency and duly published, which resolution is on file and
of record.

WITNESS my hand and the seal of the Local Public Agency, this 11th day
of June, 1963.

Karl J. Mian
Secretary

(SEAL)

JOHN C. CONLEY
ATTORNEY AT LAW
SUITE 501
73 TREMONT ST., BOSTON 8, MASS.

June 11, 1963

Mr. Edward J. Logue, Development Administrator
Boston Redevelopment Authority
1108 City Hall Annex
Boston 8, Massachusetts

Re: Amendatory Application for Loan and Grant
New York Street Project, UR Mass. 2-1

Dear Sir:

I am an attorney at law admitted to practice in the State of Massachusetts. As General Counsel for the Boston Redevelopment Authority in the above-identified project, my opinion, including factual statements requested by the Housing and Home Finance Agency, is as follows:

1. I have reviewed the Amendatory Application for Loan and Grant, dated June 11, 1963, and approved by the Boston Redevelopment Authority on June 5, 1963, for Project No. UR Mass. 2-1, including particularly (a) the project area, (b) the activities to be undertaken by the Boston Redevelopment Authority in carrying out the project, (c) the size and character of the project area and (d) the method of financing the project.
2. I am of the opinion, on the basis of the data and information submitted in support of the Amendatory Applications:
 - (a) That the project area meets the requirements of State Law, particularly Section 26KK of Chapter 121, for the undertaking of project activities and carrying out the project therein; and
 - (b) That the project area was within the meaning of Section 110(c) of Title I of the Housing Act of 1949, as amended prior to August 2, 1954, a substandard and decadent area; and

June 11, 1963

(c) That the project and project activities described in the Amendatory Application are consistent with the Redevelopment Plan which has been adopted for the project area.

3. I am of the opinion that the Boston Redevelopment Authority has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the Project and Project activities described in the Amendatory Application in the manner set forth therein.
4. I have made an examination of applicable State Law and am of the opinion that since the date of execution of the present Grant Contract, Contract No. 2-1 (LG), there has not been any court decision, statutory constitutional enactment or any revision or amendment of any State or local law which adversely affects the authority of the Boston Redevelopment Authority to undertake and carry out the Project as proposed in the Amendatory Application.

Very truly yours,


John C. Conley

B65R B No. 15

Reference

Budget Amendment-Binder #15.

10.15

New York Streets.

DATE

ISSUED TO

9-1-15

